



Order Filed on August 14, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

824924

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Attorneys for SELENE FINANCE, LP, AS SERVICER
FOR MTGLQ INVESTORS, L.P.

In Re:

ACB RECEIVABLES MANAGEMENT, INC.

Debtor

Case No.: 16-27343 - CMG

Hearing Date: 08/13/2019

Judge: CHRISTINE M. GRAVELLE

Chapter: 7

Recommended Local Form: Followed Modified

**ORDER GRANTING MOTION FOR RELIEF PURSUANT TO 11 U.S.C. §362(d), NUNC
PRO TUNC, TO VALIDATE ALL FORECLOSURE PROCEEDINGS RETROACTIVELY
TO MARCH 7, 2017 AS WELL AS THE FINAL JUDGMENT ENTERED MARCH 2, 2018
AND THE DECEMBER 11, 2018, SHERIFF'S SALE**

____ The relief set forth on the following page is hereby **ORDERED**.

DATED: August 14, 2019

A handwritten signature in black ink that reads "Christine M. Gravelle".

Honorable Christine M. Gravelle
United States Bankruptcy Judge

Upon the motion of SELENE FINANCE, LP, AS SERVICER FOR MTGLQ INVESTORS, L.P., under Bankruptcy Code section 362(a) for relief from the automatic stay pursuant to §362(d), Nunc Pro Tunc, to Validate all foreclosure proceedings retroactively to March 7, 2017 as well as the Final Judgment entered March 2, 2018 and the December 11, 2018, Sheriff's Sale, as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated pursuant to §362(d), Nunc Pro Tunc, to Validate all foreclosure proceedings retroactively to March 7, 2017 as well as the Final Judgment entered March 2, 2018 and the December 11, 2018, Sheriff's Sale as to the subject property, to permit the Movant to continue with its State Court Rights in the following:

Real Property more fully described as:

645 INNKEEPER LANE, TOMS RIVER, NJ 08757

It is further **ORDERED** that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

Personal property more fully described as:

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

In re:
ACB Receivables Management, Inc.
Debtor

Case No. 16-27343-CMG
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 3
Total Noticed: 1

Date Rcvd: Aug 15, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 17, 2019.

db #+ACB Receivables Management, Inc., 19 Main Street, Asbury Park, NJ 07712-7012

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center. NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 17, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 15, 2019 at the address(es) listed below:

Alan I. Moldoff on behalf of Defendant The Bancorp Bank amoldoff@eckertseamans.com
Alan I. Moldoff on behalf of Creditor The Bancorp Bank amoldoff@eckertseamans.com
Aleksandra Kaplun on behalf of Defendant Bank of America, N.A. akaplun@mguirewoods.com
Allen I Gorski on behalf of Mediator Allen I. Gorski agorski@gorskiknowlton.com
Allen I Gorski on behalf of Creditor Center for Ambulatory Surgery, LLC agorski@gorskiknowlton.com
Allen I Gorski on behalf of Mediator Allen I. Gorski, Esq. agorski@gorskiknowlton.com
Andrew L. Spivack on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORAT nj.bkecf@fedphe.com
Andrew M. Lubin on behalf of Creditor Select Portfolio Servicing, Inc. as servicing agent for Deutsche Bank National Trust Company bkecf@milsteadlaw.com, alubin@milsteadlaw.com
Ann F. Kiernan on behalf of Creditor Mid Jersey Endodontic Group ann@kiernanlaw.net
Anthony Sodono, III on behalf of Mediator Anthony Sodono asodono@msbnj.com
Benjamin W. Spang on behalf of Counter-Claimant PNC Bank, N.A. bspang@dilworthlaw.com
Charles G. Wohlrab on behalf of Creditor U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Ba cwohlrab@LOGS.com, njbankruptcynotifications@logs.com
Daniel E Straffi on behalf of Plaintiff Daniel E. Straffi, Chapter 7 Trustee bktrustee@straffilaw.com,
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ax
osfs.com
Daniel E Straffi on behalf of Counter-Defendant Daniel E. Straffi, Trustee
bktrustee@straffilaw.com,
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ax
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Daniel E Straffi on behalf of Defendant PNC Bank, N.A. bktrustee@straffilaw.com,
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ax
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Daniel E Straffi on behalf of Plaintiff Daniel E. Straffi, Trustee dstraffi@comcast.net,
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ax
osfs.com
Daniel E. Straffi on behalf of Plaintiff Daniel E. Straffi, Chapter 7 Trustee
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G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com
Daniel E. Straffi on behalf of Trustee Daniel E. Straffi bktrustee@straffilaw.com,
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Daniel E. Straffi bktrustee@straffilaw.com,
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.ax
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Daniel E. Straffi on behalf of Plaintiff Daniel E. Straffi, Trustee dstraffi@comcast.net,
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com
David A. Ast on behalf of Debtor ACB Receivables Management, Inc. david@astschmidtlaw.com,
info@astschmidtlaw.com;robert@astschmidtlaw.com;astecf@gmail.com
Denise E. Carlon on behalf of Creditor Roundpoint Mortgage Servicing Corp
dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Douglas A. Goldstein on behalf of Creditor Central Jersey Emergency Medicine Associates, P.C.
dgoldstein@selawfirm.com, bspector@selawfirm.com
Francesca Ann Arcure on behalf of Creditor Deutsche Bank National Trust Company, as Trustee
on behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2007- CH1 Asset Backed
Pass-Through Certificates, Series 2007-CH1 NJ_ECF_Notices@McCalla.com,
NJ_ECF_Notices@McCalla.com
Francis P. Maneri on behalf of Defendant PNC Bank, N.A. fmaneri@dilworthlaw.com,
smurphy@dilworthlaw.com
Francis P. Maneri on behalf of Creditor PNC Bank, National Association
fmaneri@dilworthlaw.com, smurphy@dilworthlaw.com
Harold N. Kaplan on behalf of Creditor Reverse Mortgage Solutions, Inc. hkaplan@rasnj.com,
informationathnk@aol.com
Ira Deiches on behalf of Mediator Ira Deiches ideiches@deicheslaw.com
J. Nicole Knox on behalf of Interested Party Abraham Edwards jnk@psk.com
James A. Kellar on behalf of Defendant Capital One Bank jkellar@mccarter.com
James Patrick Shay on behalf of Creditor BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED
LIABILITY COMPANY jpshay@mdwgc.com, jpshay@gmail.com
James Patrick Shay on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK
ET.AL. jpshay@mdwgc.com, jpshay@gmail.com
James Patrick Shay on behalf of Creditor U.S BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER
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jpshay@gmail.com
Javier Lopez on behalf of Creditor TD Bank jlopez@meyner.com
Javier Lopez on behalf of Counter-Claimant TD Bank, N.A. jlopez@meyner.com
Javier Lopez on behalf of Creditor TD Bank, N.A. jlopez@meyner.com
Javier Lopez on behalf of Defendant TD Bank, N.A. jlopez@meyner.com
Joann Sternheimer on behalf of Defendant BMW Financial Services NA, LLC
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John R. Morton, Jr. on behalf of Defendant Ally Financial, Inc. Ally Detroit Center
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Karen Wachs on behalf of Attorney Professional Assistance Program ksw@beinlaw.com
Laura M. Egerman on behalf of Creditor Reverse Mortgage Solutions, Inc. bkyecf@rasflaw.com,
bkyecf@rasflaw.com;legerman@rasnj.com
Melissa N. Licker on behalf of Creditor Select Portfolio Servicing, Inc. as servicing agent
for Deutsche Bank National Trust Company NJ_ECF_Notices@mccalla.com
Melissa N. Licker on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper
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Melissa N. Licker on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
NJ_ECF_Notices@mccalla.com
Michael Frederick Dingerdissen on behalf of Creditor WELLS FARGO BANK, N.A.
nj.bkecf@fedphe.com
Michael Jonathan Smikun on behalf of Creditor Center for Ambulatory Surgery, LLC
msmikun@callagylaw.com
Nicholas V. Rogers on behalf of Creditor CENLAR FSB AS SERVICER FOR U. S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2007-A2 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2007-A2
nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor THE BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-23 nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor DLJ MORTGAGE CAPITAL, INC nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF4 nj.bkecf@fedphe.com
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FREMONT HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 nj.bkecf@fedphe.com
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BANK TRUST COMPANY AMERICAS, AS TRUSTEE ET.AL. nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK,
N.A. AS TRUSTEE FOR RAMP 2003-RS10 nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER
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Robert Davidow on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A ET.AL. nj.bkecf@fedphe.com
Robert Davidow on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
nj.bkecf@fedphe.com
Robert Davidow on behalf of Creditor U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER
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robert@astschmidtlaw.com, info@astschmidtlaw.com;david@astschmidtlaw.com
Scott J. Freedman on behalf of Creditor PNC Bank, National Association
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Sherri Jennifer Smith on behalf of Creditor SELENE FINANCE, LP, AS SERVICER FOR MTGLQ INVESTORS, L.P. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor OCWEN LOAN SERVICING, LLC, AS SERVICER FOR THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. ET.AL. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF4 nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor SELENE FINANCE, LP, AS SERVICER FOR DLJ MORTGAGE CAPITAL, INC nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
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Sherri Jennifer Smith on behalf of Creditor SUNTRUST BANK nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-23 nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
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United States Trustee USTPRegion03.NE.ECF@usdoj.gov
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email@warrensjones.com, r46134@notify.bestcase.com;robert@warrensjones.com

TOTAL: 72